

SECTION 5 - B ZONES REGULATIONS

TWO FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICTS

The following regulations shall apply to every building, structure, lot and building site in the following zones and shall be subject to all of the general provisions of these regulations.

ZONE B - 1 TWO FAMILY RESIDENTIAL DISTRICT:

1. PERMITTED USES:

- a. All permitted uses in Zone A -2.
- b. One two family dwelling not including a Mobile Home as defined in Section 2.

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximated dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs

The following uses shall be permitted only when granted as an exception by the Board of Zoning Appeals as provided in Section 20 herein.

- a. All conditional uses in Zone A -2.

3. TEMPORARY USES PERMITTED:

- a. Real estate office (containing no sleeping or cooking accommodations unless located in a model dwelling unit) and model dwelling units used as real estate sales offices located in and incidental to a new housing development, for the purpose of making initial sales of

lots within the said new housing development and to continue only until the sale of 90% of the lots within the new development or for one continuous period of 24 months commencing on the date of issuance of the building permit for said temporary real estate office, whichever first occurs.

4. USE LIMITATIONS:

Inoperable vehicles are defined as "unregistered and/or disassembled vehicles" and are not permitted but with the following exceptions:

- a. No restriction is placed on inoperable vehicles kept within a fully enclosed garage or accessory structure.
- b. No restriction is placed on inoperable vehicles which are screened from view from all sides. The Board of Zoning Appeals is hereby empowered to make determinations of adequate screening in accordance with Section 20 herein.
- c. No restriction is placed on motor vehicles which are inoperable for 14 days or less. Said vehicles shall not be inoperable for more than 21 days within any 90-day period.

Manufactured or mobile homes may not be used for accessory buildings.

¹ Applies to the jurisdictional area of the Manhattan Urban Area Planning Board only.

ZONE B -2MULTIPLEFAMILYRESIDENTIALDISTRICT:

1. PERMITTED USES:

- a. All uses permitted in Zone B -1.
- b. One multiple family dwelling.
- c. Fraternity and sorority houses.
- d. Lodge Halls, but not including those whose activities include the providing of services customarily carried on as a business, such as restaurants and clubs.
- e. Private nurseries, day schools and kindergartens.
- f. Convalescent homes and housing for the aged.
- g. Rooming and boarding houses.

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximated dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The true north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs.

The following uses shall be permitted only when granted as an exception by the Board of Zoning Appeals as provided in Section 20 herein.

- a. All conditional uses in Zone B -1.

3. TEMPORARY USES:

- a. Real estate office (containing no sleeping or cooking accommodations unless located in a model dwelling unit) and model dwelling units used as real estate sales offices located in and incidental to a new housing development, for the purpose of making initial sales of lots within the said new housing development and to continue only until the sale of 90% of the lots within the new development or for one continuous period of 24 months commencing on the date of issuance of the building permit for said temporary real estate office, whichever first occurs.

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Manufactured or mobile homes may not be used for accessory buildings.

ZONES B -1 and B -2 DENSITY REQUIREMENTS:

1. Minimum Lot Area for dwellings where served by a central sewerage system:

Zone B -1 = 6,500 sq. ft. for single family dwellings
= 7,500 sq. ft. for two -family dwellings

Zone B -2 = 6,500 sq. ft. for single family dwelling
= 7,500 sq. ft. for two -family dwelling
= 1,000 sq. ft. per family dwelling unit for multiple family dwellings but with a minimum lot area of 6,500 sq. ft.

2. Minimum Lot Area for dwellings where served by an on -site sewerage system unless otherwise required by County Sanitary Code:

Zones B -1 and B -2 = 21,780 sq. ft. per family dwelling unit

3. Minimum Lot Area for other uses unless otherwise required by County Sanitary Code:

Zones B -1 and B -2 = 10,000 sq. ft.

4. Minimum Lot Width:

Zones B -1 and B -2 = 50 feet for single family and two -family dwelling
= 60 feet for all other uses

5. Maximum Building Height:

Zone B -1 = 40 feet
Zone B -2 = No limitation except as otherwise specified herein

6. Minimum Front Yard Depth:

Zones B -1 and B -2 = 25 feet on all sides abutting street

7. Minimum Side Yard on both sides of lot:

Zones B -1 and B -2 = 8 feet for dwellings
= 15 feet for all other uses

8. Minimum Rear Yard:

Zones B -1 and B -2 = 25 feet

ZONEB -3DETACHEDMULTIPLEFAMILYRESIDENTIALDISTRICT:

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